

General Plan Change Analysis

July 23, 2008

GP-2-2008

West Valley City

General Plan text change to include West Valley City's Growth Principles and Objectives

The West Valley City Planning Commission is being asked to consider Growth Principles and Objectives to establish benchmarks for the City's General Plan update and to guide future development in the City. The growth principles and objectives were inspired by similar principles adopted by the Wasatch Front Regional Council (WFRC) and the Mountainlands Association of Governments (MAG) as part of the *Wasatch Choices 2040* regional transportation plan. The wording of these principles was established in a series of study sessions with the Planning Commission in the months of May and June 2007.

Since 2006, City planners have used the WFRC and MAG Growth Principles and Objectives to evaluate major subdivisions and significant commercial and mixed use projects. West Valley City's growth principles and objectives were established to reflect the unique circumstances and character of the local community, and they over environmental, economic, and quality of life issues.

The Growth Principles and Objectives are as follows:

- 1. Provide public infrastructure that is efficient and adequately maintained.**
 - Promote redevelopment to better utilize existing infrastructure.
 - Optimize use and maintenance of existing infrastructure.
 - Promote compact development near transit consistent with market demand.
 - Encourage contiguous growth to reduce infrastructure expenses.
 - Develop long term funding sources for infrastructure development and maintenance.
 - Encourage cooperation and coordination in the use of transportation and utility corridors and rights-of-way.
- 2. Provide regional mobility through a variety of interconnected transportation choices.**
 - Develop a balanced, multi-modal transportation system.
 - Coordinate transportation with regional employment, housing, educational and activity centers.
 - Encourage future commercial and residential areas within close proximity of each other to reduce travel distances.
 - Encourage a balance of jobs and housing in each part of the region to reduce travel distances.
 - Support actions that reduce growth in per capita vehicle miles of travel.

3. **Integrate local land use with regional transportation systems.**
 - Land use planning and decisions remain a function of local communities.
 - Preserve corridors for future infrastructure needs where legally defensible.
 - Make land use and transportation decisions based on a comprehensive understanding of their impact on each other.
4. **Provide housing for people in all life stages and incomes.**
 - Provide an adequate supply of workforce housing near regional job centers.
 - Encourage land use and housing policies to accommodate the need for a variety of housing types throughout the region.
 - Encourage housing and other development near transit to maximize the efficiency of the public transportation system.
5. **Ensure public health and safety.**
 - Encourage communities to develop transportation facilities that promote physical activity and healthy living.
 - Encourage accessibility of housing to other destinations to enable the routine use of walking and bike paths.
 - Promote water conservation initiatives within the City.
 - Promote interconnected streets to reduce travel distances.
 - Provide efficient police and emergency access.
 - Provide safe access to, and use of, all modes of transportation.
6. **Enhance the regional economy.**
 - Improve mobility to foster a robust economy.
 - Use transportation investments and land use decisions to develop the local and regional economy.
 - Transportation and land use decisions should lead to improved quality of life to help retain and recruit businesses and labor.
 - Transportation and land use decisions should help keep our region an affordable place to live and do business.
7. **Promote regional collaboration.**
 - Encourage collaboration among government, business, education, civic and community organizations.
 - Coordinate development and maintenance of regionally significant utilities and transportation facilities.
 - Include a broad base of involvement in the planning process.
 - Coordinate local and regional planning efforts.
 - Promote the sharing of information and expertise.
 - Coordinate local and regional emergency services.

8. Strengthen sense of community.

- Preserve environmental, cultural, and historical assets.
- Promote unity and cohesiveness while valuing excellence and diversity.
- Avoid physically dividing neighborhoods.
- Use transportation to bolster town centers.

9. Protect and enhance the environment.

- Protect and enhance the natural environment.
- Enhance the aesthetic beauty of our built environment.
- Promote conservation of energy, water, and regionally significant critical lands.
- Enhance air and water quality.
- Encourage conservation of open space and irreplaceable natural resources in land use decisions.
- Create and enhance access to areas of natural beauty and recreation.
- Encourage community trails coordinated with regional/state trail systems.

Staff Alternatives:

1. Approval, in order to ratify current staff practice and to guide the continued development of West Valley City's general plan update.
2. Denial, on the grounds that the proposed growth principles might hinder West Valley City's flexibility in making future land use decisions.

Attachments:

1. *Growth Principles and Objectives for Transportation Planning* by the Wasatch Front Regional Council.
2. West Valley City's Growth Principles Checklist.